



1471 ROUTE 9, CLIFTON PARK, NY 12065

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James "Jay" Verro, CCIM

\$2,083.33

- Commercial Lease
- Retail
- Commercial Lease
- 30000 sq ft

Basics



MLS Number: 202301364

Address: 1471 ROUTE 9 Clifton Park,
NY 12065

Category: Retail

Status: Commercial Lease

Listing Category: Retail

Type: Commercial Lease

Listing Type: For Lease

Zoning: PDD

Stories: 2

Parking Spaces: 125

Area, sq ft: 30000 sq ft

Available SF: 30000

Lot size, acres: 3.41 acres

Road Frontage: 297

Directions: I-87 to Exit 8A, E on Grooms Rd. to Rt. 9, then S on Rt. 9 just past Rt. 236. Property is on the left, look for the large Crescent Commons sign

Date added: Added 6 days ago

Description

Property Description: Recently approved PDD includes a Drive Up ATM pad site with Rt 9 visibility. Crescent Commons will remain retail on the ground floor with apartments being built on the existing 2nd floor and a 3rd floor being added. The building will be getting a whole new look. Co-tenants include Fred the Butcher, Emma Jayne's Restaurant, Halfmoon Wine & Liquor, etc. A great Southern Saratoga County location for a bank looking to enter the market or for a bank seeking another location in the market. The approved PDD includes new access roads out to Rt. 236 and to Plank Rd. for quick access to the surrounding neighborhoods. Pad Rent is \$25,000 per year NNN. Pull a building permit and start servicing customers upon completion.

